

PLANNING COMMISSION  
RESOLUTION NO. 2999-PC  
PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 99-0189  
**SCRIPPS RANCH MASTER PLAN**

WHEREAS, IRP SCRIPPS, LLC, a California Limited Liability Corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to amend existing PID Permit No. 85-0762 to delete four lots from the PID and, with an accompanying rezone application, allow for the consideration of residential uses, leaving Lots 1-3 and 9-12 within the boundaries of this amended PID (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 99-0189), on portions of a 39.46 acre site and;

WHEREAS, the project site is located on the east side of Scripps Ranch Boulevard between Scripps Lake Drive and Scripps Ranch Boulevard in the M-IP zone of the Scripps Miramar Ranch Community Plan and;

WHEREAS, the project site is legally described as Lots 1-3 and 9-12, Scripps Ranch Business Park Phase III, Map No. 12130, and;

WHEREAS, on August 17, 2000, the PLANNING COMMISSION of the City of San Diego considered Planned Industrial Development Permit Amendment No. 99-0189 pursuant to Sections 101.0920 and 111.0510 of the Municipal Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the PLANNING COMMISSION of the City of San Diego as follows:

That the PLANNING COMMISSION adopts the following written Findings, dated August 17, 2000.

**FINDINGS:**

**PLANNED INDUSTRIAL DEVELOPMENT: Municipal Code Section 101.0920**

**A. THE PROPOSED USE WILL FULFILL A COMMUNITY NEED AND WILL NOT ADVERSELY AFFECT THE CITY'S PROGRESS GUIDE AND GENERAL PLAN OR THE ADOPTED COMMUNITY PLAN.**

Scripps Ranch Business Park Phase III is an existing M-IP zoned Planned Industrial Development on 98.97 acres. The site has a total of 15-lots with 11 developable for industrial use, 1 as a City underground tank site and 3 as open space. One lot has developed with an industrial use and recent plans have been submitted for development on three additional lots. The City of San Diego Economic Development and Long-Range Planning Divisions have reviewed the proposal in light of the need for a strong necessity to maintain our industrial lands supply while creating new sources and the need to provide residential

opportunities (apartments and senior age-restricted facilities), as proposed through other concurrent applications to this PID Amendment. The need for lots the size and configuration of those existing and available within this PID are more necessary for current conditions and within the boundaries of this balanced community. There is considered, a shortage of industrial lands north of State Route 52 and adjacent to the major north/south inland Interstate 15 route.

The Scripps Miramar Ranch Community Plan area would be better served by maintaining the industrial land use designation, the M-IP zone and the existing PID. The approval of the requested amendments, including PID No. 85-0762, would adversely affect the Progress guide and General Plan and the community plan by reducing available industrially designated lots, previously graded and with infrastructure in place when the industrial use is considered more critical than providing additional residential uses.

**B. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA AND WILL NOT ADVERSELY AFFECT OTHER PROPERTIES IN THE VICINITY.**

The requested amendment to the existing Scripps Ranch Business Park Phase III industrial park PID Permit, partial rezone from M-IP to R-1500 to permit residential uses and amendments to the Progress Guide and General Plan and the Scripps Miramar Ranch Community Plan, would adversely affect other properties in the vicinity and be detrimental to the health, safety and general welfare of persons residing or working in the area. The proposed residential uses, apartments, age-restricted senior dwelling units and assisted care, would supplant development of industrial on five of the eleven industrially designated lots within this existing PID. The Economic Development Division of the City of San Diego has determined that there is a critical need for industrial lots, especially this size and configuration in the area north of State Route 52. Although the City has needs for additional housing in anticipation of growth, more suitable areas can accommodate the residential development while appropriately sited and existing industrial lots in demand are critically short in supply.

The development of residential uses will further impact a community deficient in park acres and school capacity. Although immediate needs of the residential proposed within the amended lots could be accommodated by the conversion of a City owned underground tank on Lot 5 within the industrial park to park use, it is not the desired solution and it does not address the schools deficiency. The tank site is turfed over the lid and is structurally designed to carry the weight and load of a variety of sporting, picnicking and other open space functions and will allow for normal City maintenance. However, the lot and tank were not designed for a future park as now contemplated and the transformation does not provide the City Park and Recreation Department the ability to design a standard park for optimum public use.

**C. THE PROPOSED USE WILL FULLY COMPLY WITH THE RELEVANT**

**REGULATIONS OF THE MUNICIPAL CODE IN EFFECT FOR THIS SITE.**

The 98.97 acre Scripps Ranch Business Park Phase III development approved by the City of San Diego in 1986, has been fully graded, public improvements developed, industrial building on a limited basis with additional plans now in process, and in a setting to supplement earlier industrial development with access to the freeway and near to the residential housing. The 11 buildable lots are oriented toward Scripps Ranch Boulevard with setback, landscaping, grade level pads and walls and fencing designed to buffer the industrial use from adjacent single-family residential neighborhoods. The amendment to the PID Permit to delete 4 lots and rezone them to R-1500, leaves 7 lots in the amended PID Permit with conditions to continue the use as originally planned.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the PLANNING COMMISSION, Planned Industrial Development Permit Amendment No. 99-0189, is hereby RECOMMENDED FOR DENIAL to the City Council by the PLANNING COMMISSION.

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ROBERT KORCH  
Project Manager  
Planning and Development Review Dept.

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LINDA LUGANO  
Legislative Recorder to the  
Planning Commission

Adopted on: August 17, 2000  
By a vote of: 6-0

PLANNING COMMISSION  
RESOLUTION NO. 3000-PC  
PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. 99-0849  
**AVALON AT SCRIPPS RANCH**

WHEREAS, AVALON BAY COMMUNITIES, a California Corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to 378 residential apartments on three previously graded lots (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 99-0849, on portions of a 19.5 acre site and;

WHEREAS, the project site is located on the south side of Hoyt Park Drive between Scripps Ranch Boulevard and Meanley Drive in the M-IP (proposed R-1500) zone of the Scripps Miramar Ranch Community Plan area, and;

WHEREAS, the project site is legally described as Lots 6-8, Scripps Ranch Business Park Phase III, Map No. 12130, and;

WHEREAS, on August 17, 2000, the PLANNING COMMISSION of the City of San Diego considered Planned Residential Development Permit No. 99-0849 pursuant to Sections 101.0901 and 111.0510 of the Municipal Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the PLANNING COMMISSION of the City of San Diego as follows:

That the PLANNING COMMISSION adopts the following written Findings, dated August 17, 2000.

**FINDINGS:**

**PLANNED RESIDENTIAL DEVELOPMENT (PRD), Municipal Code Section 101.0901.**

**A. THE PROPOSED USE WILL FULFILL A COMMUNITY NEED AND WILL NOT ADVERSELY AFFECT THE CITY'S PROGRESS GUIDE AND GENERAL PLAN OR THE ADOPTED COMMUNITY PLAN.**

The 3-lot, 19.5 acre site that comprises the proposed 378-unit residential apartment project is contingent upon the approval of a concurrent application to amend the Progress Guide and General Plan and Scripps Miramar Ranch Community Plan, delete the lots from the boundaries of a Planned Industrial Development Permit No. 85-0762 and rezone the site from M-IP to R-1500. The adopted general and community plan have designated the subject site and other buildable lots within the subdivision as industrial use since 1986. One of the lots has developed and preliminary plans for industrial use have been submitted on three additional lots. Surrounding land uses are high school to the west, industrial to the southwest and south, single-family residential to the southeast and east and industrial to the north. The Avalon at Scripps Ranch project will not fulfill a Scripps Miramar Ranch

community need and will adversely affect both the Progress Guide and General Plan and the Scripps Miramar Ranch Community Plan. The City of San Diego has determined that the existing inventory of industrially designated and zoned properties (lots) is critical for the economic viability of the City and the specific location within this community as these existing lots are of a size and configuration that makes them desirable for high quality employment users. Additionally, park and school facilities are deficient within Scripps Miramar Ranch and while the proposed Scripps Master Amendment, Application No. 99-0189, is proposing to secure the use of Lot 5 (the underground tank site) for park use, the site has limitations based on initial design not anticipating park use.

**B. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA AND WILL NOT ADVERSELY AFFECT OTHER PROPERTIES IN THE VICINITY.**

The 378-unit residential apartment project, situated on three previously graded lots containing 19.5 acres currently designated for industrial use and zoned M-IP, would be detrimental to the health, safety and general welfare of persons residing or working in the area and would adversely affect other properties in the vicinity. The property has been designated and zoned for industrial use since 1986, and the City has evaluated both needs for housing to support city growth and industrial lands to support employment opportunities. The existing lots of this industrial park have been determined to be highly desirable for quality employment users and that need exceeds the need for more housing in the community. The City is currently reviewing building plans on Lots No. 1,2 and 11, which supports the position to maintain the industrial base. This subdivision has also been fully graded and plotted to be served from roadways accessing nearby freeways and away from adjoining residential land uses. The introduction of a mix of uses into the industrial park in addition to the apartments proposed with this project would be detrimental to the balance of the foremost needs of the community and to the balance of the lots in the industrial park.

**C. THE PROPOSED USE WILL FULLY COMPLY WITH THE RELEVANT REGULATIONS OF THE MUNICIPAL CODE IN EFFECT FOR THIS SITE.**

The proposed 378-unit apartment project on the 19.5 acre site would not comply with the relevant regulations of the Municipal Code in effect for this site without concurrent approvals of the application in process to amend the Progress Guide and General Plan and the Scripps Miramar Ranch Community Plan, a Planned Industrial Development Permit Amendment and a rezone from M-IP to R-1500 zoning. The site is a portion of a larger industrial park approved in 1986 and the applicable plans and zoning would not permit the consideration of residential uses without the requested changes. City staff is also recommending that this companion application not be approved. Although this project would comply with the relevant regulations should all requested actions be approved that are associated with Project No. 99-0189, the subject project does not comply with existing regulations nor with the recommendation of City staff on the companion application.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the PLANNING COMMISSION, Planned Residential Development Permit No. 99-0849 is hereby RECOMMENDED FOR DENIAL by the PLANNING COMMISSION to the City Council.

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ROBERT KORCH

Project Manager

Planning and Development Review

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LINDA LUGANO

Legislative Recorder to the

Planning Commission

Adopted on: August 17, 2000.

By a vote of: 6-0